



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **September 12, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner Chris Moylan; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Comm. James Fussell

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Andy Miner, Principal Planner; Ryan Kuchenig, Assistant Planner; Steve Lynch, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

Arthur Schwartz, a Sunnyvale resident, referred to an article he submitted to the Commission from the August 9, 2005 San Jose Mercury News regarding big-box stores. He spoke against the building of big-box stores in Sunnyvale expressing his dislike of the size and architecture of the PetSmart and Best Buy stores currently being built and said they do not fit in with the City. He encouraged the Commission, staff and Council to stand up to the big-box stores and minimize their impact on the neighborhoods.

APPROVAL OF MINUTES of August 22, 2005 and August 29, 2005

Comm. Simons said he provided to staff a minor change to the August 22, 2005 detailed minutes for the 375 Carroll Street item, page 2 of 3, clarifying a comment he made regarding the motion.

ACTION: Comm. Moylan made a motion to approve the minutes of August 22, 2005 and August 29, 2005 with the modifications submitted by Comm. Simons. Comm. Klein seconded. Motion carried 6-0, with Comm. Fussell absent.

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2005-0641 – Cingular Wireless [Applicant] Fairbrae Swim Club [Owner]: Application for related proposals on a 1.06-acre site located at **696 Sheraton Drive** (near Hollenbeck Ave) in an R-1 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 202-09-020) AM; **(Applicant requests continuance to September 26, 2005)**

- **Use Permit** to allow a new 62-foot tree-pole with six panel antennas and related ground equipment, and
- **Variance** from SMC Section 19.54.040(p) to allow an 87-foot setback from the residential properties across Sheraton Drive where 124 feet is required.

ACTION: Comm. Klein made a motion on item 2005-0641 to continue the item to September 26, 2005. Comm. Sulser seconded. Motion carried 5-0, Comm. Fussell absent, Comm. Moylan not participating.

APPEAL OPTIONS: Item to be continued to the September 26, 2005 Planning Commission meeting.

2. 2005-0703 – MV Development [Applicant/Owner]: Application for a Use Permit on a 2.7-acre site to allow a church, a school, and office uses within an existing industrial building. The property is located at **965 East Arques Avenue** (near DeGuigne Dr) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-25-009) RK

ACTION: Comm. Babcock made a motion on item 2005-0703 to adopt the Negative Declaration and deny the Use Permit. Comm. Klein seconded. Motion carried 6-0, Comm. Fussell absent.

APPEAL OPTIONS: This item is appealable to the City Council no later than September 27, 2005.

3. **2005-0718** – Application for a Design Review to allow a first and second-story addition to an existing two-story home with a total Floor Area Ratio of 47% where 45% is allowed without Planning Commission review. The property is located at **1147 Doon Court** (near Thunderbird Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 313-15-044) SL

ACTION: Comm. Moylan made a motion on item 2005-0718 for Alternative 1, to approve the Design Review with Conditions as recommended by staff. Comm. Sulser seconded. Motion carried 6-0, Comm. Fussell absent.

APPEAL OPTIONS: This item is appealable to the City Council no later than September 27, 2005.

4. **2005-0383** – Grace ADHC [Applicant] **Dollinger-Arques Assoc.** [Owner]: Application for a Use Permit on a 1.4-acre site to allow an increase in capacity of an existing adult day health care facility from 90 to 200 people. The property is located at **1197 East Arques Avenue** (near Lawrence Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-004) SL

ACTION: Comm. Simons made a motion on item 2005-0383 for Alternative 2, to adopt the Negative Declaration and approve the Use Permit with modified conditions: to add a condition that reads “At least 95% of the participants must use the transportation services provided by the provider”; and to add a condition that reads “This use is specifically for adult day health care.” Comm. Babcock seconded. Motion carried 6-0, Comm. Fussell absent.

APPEAL OPTIONS: This item is appealable to the City Council no later than September 27, 2005.

5. **2005-0724** – **WHL Architects** [Applicant] **Virgilio V Romeroso, Et Al** [Owner]: Application for a Special Development Permit on a 27,907 square-foot site to allow a new carwash building at an existing service station. The property is located at **905 East El Camino Real** (near S Wolfe Rd) in a C-2/PD (Highway Business/Planned Development) Zoning District. (Negative Declaration) (APN: 213-46-014) SL

ACTION: Comm. Simons made a motion on item 2005-0724 for Alternative 1, to adopt the Negative Declaration and approve the Special Development Permit with the attached conditions. Comm. Moylan seconded. Motion carried 6-0, Comm. Fussell absent.

APPEAL OPTIONS: This item is appealable to the City Council no later than September 27, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

Ms. Ryan thanked the Commissioners for their input on the recent survey and said she appreciated both their positive comments and helpful suggestions for improving staff's support to the Planning Commission. She said that staff and the Commission will review the survey at a future Study Session.

City Council Meeting Report

Ms. Ryan said the Lakeside Specific Plan that the Planning Commission heard and provided recommendation to Council on two weeks ago will be considered by the City Council tomorrow evening, September 13, 2005.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer